

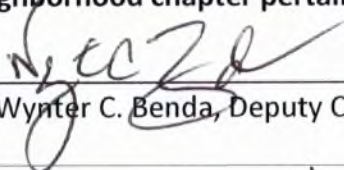


To the Honorable Council
City of Norfolk, Virginia

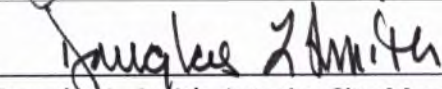
January 24, 2017

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **General Plan amendment to modify Appendix C in the Table of Contents within *plaNorfolk2030* to adopt by reference *Military Circle / Military Highway Urban Development Area: A Vision for the Future* and to modify several actions in the Neighborhood chapter pertaining to the Military Circle / Military Highway area**

Reviewed: 
Wynter C. Benda, Deputy City Manager

Ward/Superward: Citywide

Approved: 
Douglas L. Smith, Interim City Manager

Item Number: **PH-1**


- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** To amend *plaNorfolk2030* to adopt *Military Circle / Military Highway Urban Development Area: A Vision for the Future*.
- IV. **Applicant: City Planning Commission**
- V. **Description:**
 - *Military Circle / Military Highway Urban Development Area: A Vision for the Future* (the plan) outlines a vision for the Military Circle area, integrating existing and potential future transportation assets with future land use and long term resilience.
 - With funding from the Virginia Office of Intermodal Planning and Investment (OIPI), the plan was drafted during a year-long planning process that included extensive public input and an advisory committee.

Staff point of contact: Paula M. Shea 664-4772, paula.shea@norfolk.gov.

Attachments:

- Staff Report to CPC dated December 8, 2016 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: December 8, 2016

Executive Secretary: George M. Homewood, FAICP, CFM 

Planner: Paula M. Shea, AICP (PS)

Staff Report	Item No. 1	
Applicant	City Planning Commission	
Request	General Plan Amendment	To modify Appendix C in the Table of Contents within <i>plaNorfolk2030</i> to adopt by reference <i>Military Circle / Military Highway Urban Development Area: A Vision for the Future</i> and to modify several actions in the Neighborhood chapter pertaining to the Military Circle / Military Highway area.

A. Summary of Request

- This agenda item is to amend *plaNorfolk2030* to incorporate *Military Circle / Military Highway Urban Development Area: A Vision for the Future* ("the plan").
 - The proposed plan amendment will modify the Table of Contents to add *Military Circle / Military Highway Urban Development Area: A Vision for the Future* and to incorporate the plan by reference into *plaNorfolk2030*.
 - The proposed plan amendment will add the Military Circle area as an Urban Development Area (UDA) and incorporate a plan summary into the Neighborhoods chapter of *plaNorfolk2030*.
 - The proposed plan amendment will also modify the implementation table in *plaNorfolk2030* to match the amended actions.
- The plan outlines a vision for the Military Circle area, integrating existing and potential future transportation assets with future land use and long term resilience.
 - The study area is on the spine of high ground in Norfolk, presenting an opportunity to concentrate future investments on higher ground in line with *Vision 2100* goals.
 - One suggested light rail extension route to the Naval Station includes an alignment that would go through the Military Circle area, creating an opportunity to bring new investment to this area.
- With funding from the Virginia Office of Intermodal Planning and Investment (OIPi), the plan was drafted during a year-long planning process that included extensive public input and an advisory committee.
- The plan outlines a 50-year transformation of the study area, showing potential development for the entire area over the long term by creating a series of walkable urban neighborhoods anchored by a new transit boulevard and station areas.

B. Plan Consistency

- The Creating and Maintaining Healthy and Vibrant Neighborhoods chapter of *plaNorfolk2030* calls for the preparation of plans in areas experiencing or in need of change.
- The Identifying Land Use Strategies and Enhancing Economic Vitality chapters of *plaNorfolk2030* both include actions directing the City to identify strategic economic development areas (the Military Circle area is identified as a strategic economic development area), defined as areas suitable for transition or intensification of land uses.
- The Providing Transportation Options chapter of *plaNorfolk2030* calls for improving transit connections to major Norfolk employers, as well as creating land use patterns to support transit.
- *Vision 2100* calls for designing new urban centers in the "Green" areas (the Military Circle area is identified as a "Green" area), defined as areas at low-risk of coastal flooding with potential for high density, mixed-use and mixed income development.

C. Zoning Analysis

The plan provides guidance for the development of zoning tools to "create a framework as a walkable urban setting, centered on transit."

D. Financial Impacts

The actions in the plan will require expenditures on the part of the City, including infrastructure studies and implementation.

E. Transportation Impacts

The plan relies on creating an entirely new transportation network, centered on transit. The new vision for the Military Circle area creates a walkable and bikeable community, with transit woven throughout. The plan was forwarded to the Virginia Department of Transportation (VDOT) in support of the Section 527 Traffic Impact Analysis (TIA) mandatory review for comprehensive plan amendments. VDOT concurred with the plan findings on November 10, 2016 (see attached letter).

F. Historic Resources Impacts

N/A

G. Public Schools Impacts

The creation of a new mixed use community with a significant residential component will have an impact on school enrollment. Development proposals that affect school enrollment will need to be coordinated with Norfolk Public Schools.

H. Environmental Impacts

The plan calls for green infrastructure and innovative approaches to stormwater management for both public and private development, furthering Norfolk's efforts to become a model for responsibly addressing resilience.

I. AICUZ Impacts

N/A

J. Surrounding Area/Site Impacts

The plan calls for creating access to recreational and other amenities that will be included in this new mixed use community for surrounding neighborhoods.

K. Payment of Taxes

N/A

L. Civic League

Surrounding civic leagues were invited to participate in the planning process.

M. Coordination

This amendment has been coordinated with the Departments of Development, Recreation, Parks and Open Space, Public Works, Utilities, and Neighborhood Development.

N. Communication Outreach/Notification

- The *Military Circle / Military Highway Urban Development Area: A Vision for the Future* planning process included two well attended community meetings on September 28, 2015 and February 29, 2016.
- Numerous additional input meetings and presentations were hosted by other organizations, including civic leagues and advocacy groups.
- The study process included an advisory committee comprised of property and business owners, residents in the area, key stakeholders in the broader community, a member from City Council and the City Planning Commission, and Hampton Roads Transit and City staff.
- Legal notification was placed in The Virginian-Pilot on November 24 and December 1.

O. Recommendation

Staff recommends that the requested amendments to *plaNorfolk2030* be **approved**.

Attachments:

Proposed text

Proposed implementation table

VDOT Section 527 TIA Letter dated November 10, 2016

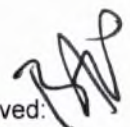
Proponents and Opponents

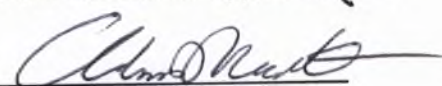
Proponents

None

Opponents

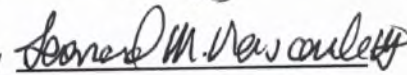
None

Form and Correctness Approved: 

By 
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved: 

By 
DEPT.

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO ADOPT AND INCORPORATE THE PLAN ENTITLED "MILITARY CIRCLE / MILITARY HIGHWAY URBAN DEVELOPMENT AREA: A VISION FOR THE FUTURE" AND TO ADD NEW ACTION ITEMS TO SUPPORT AND INCORPORATE THE PLAN.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the plan entitled "Military Circle / Military Highway Urban Development Area: A Vision for the Future," prepared by Michael Baker International, Renaissance Planning and the City of Norfolk, dated December 8, 2016, and placed on file with the Department of City Planning is hereby adopted and made part of the general plan of Norfolk, planNorfolk2030.

- (a) Modify the Table of Contents to change "Appendix C" to read as follows:

Appendix C. Adopted neighborhood plans:

A Plan for Downtown Norfolk 2020
A Strategic Plan for Southside
Broad Creek Revitalization and Implementation Plan
Book
Central Hampton Boulevard Area Plan
Comprehensive Plan for the Military Highway
Corridor
Fairmount Park Neighborhood Revitalization
Implementation Plan
Greater Wards Corner Comprehensive Plan
Military Circle / Military Highway Urban
Development Area: A Vision for the Future

- (b) In Chapter 2, "Identifying Land Use Strategies," revise Action LU1.1.12 to read as follows:

Action LU1.1.12. Apply the standards of an Urban Development Area (UDA), as defined by the Code of

Virginia § 15.2-2223.1, to development, including infrastructure, in the Downtown character district, the Military Circle Area (as outlined in "Creating and Maintaining Healthy and Vibrant Neighborhoods" chapter), and in Transit Supportive Areas.

- (c) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," revise Action N5.1.17(c) to read as follows:

- o N5.1.17(c). Support the redevelopment of the shopping center at the northeast corner of North Military Highway and Norview Avenue and the flea market site on the east side of North Military Highway near Lynn Street.

- (d) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," at Goal 5, update the Military Highway Corridor map by amending and replacing the map with the new map shown in "Exhibit A," attached hereto.

- (e) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," at Goal 5, add a new action to read as follows and include the map entitled "Military Circle Area" shown in "Exhibit B," attached hereto:

Action N5.1.x. Implement the following actions in the Military Circle area.

- o N5.1.x(a). Coordinate redevelopment efforts with planning for the extension of light rail or other high capacity transit and other infrastructure planning.
- o N5.1.x(b). Do not approve short-term developments that will impede the realization of the long-term vision.
- o N5.1.x(c). Conduct studies (DEIS) and coordinate planning necessary for the determination of the locally preferred alternative for an east side alignment for the extension of light rail or other high capacity transit to Naval Station Norfolk.
- o N5.1.x(d). Advance preliminary engineering and final environmental documentation for the locally preferred alternative for the

extension of light rail or other high capacity transit and develop a project funding plan.

- o N5.1.x(e). Conduct transportation studies needed to best realize the Vision Plan including a future major street network framework, layout, and functionality analysis, including the potential reconfiguration of the Military Highway and Virginia Beach Boulevard and the existing interchange.
- o N5.1.x(f). Outline a new street pattern to create "green and complete streets" with a walkable urban grid and connections to surrounding areas, and identify needed right-of-way improvements to support future development.
- o N5.1.x(g). Locate civic facilities and recreation amenities throughout the area to serve both the new community and the surrounding neighborhoods.
- o N5.1.x(h). Address stormwater management issues to support new development.
- o N5.1.x(i). Outline utility improvements needed to support new development.
- o N5.1.x(j). Develop a parking strategy to accommodate a phased redevelopment of the area.
- o N5.1.x(k). Develop and adopt zoning tools to create a framework as a walkable urban setting, centered on transit.
- o N5.1.x(l). Create a pattern book to give guidance to new development to support the creation of walkable urban spaces and the integration of green infrastructure.
- o N5.1.x(m). Identify and pursue funding options to support the development and maintenance of necessary infrastructure to support the plan.
- o N5.1.x(n). Explore incentives necessary to realize the plan.
- o N5.1.x(o). Leverage city-investments as a catalyst for private sector investment.

- o N5.1.x(p). Develop a branding strategy that supports the creation of a new identity for the area.
- o N5.1.x(q). Outline a phased buildout approach for the redevelopment of Military Circle Mall and the surrounding area the introduction of light rail.
- o N5.1.x(r). Identify and implement the appropriate oversight mechanism to facilitate the redevelopment of Military Circle Mall and the surrounding area.

(f) In Chapter 13, "Implementing plaNorfolk2030," amend the table to include the information shown in the exhibit attached hereto and marked as "Exhibit C."

Section 3:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)
Exhibit B (1 page)
Exhibit C (2 pages)

EXHIBIT A

Military Highway Corridor

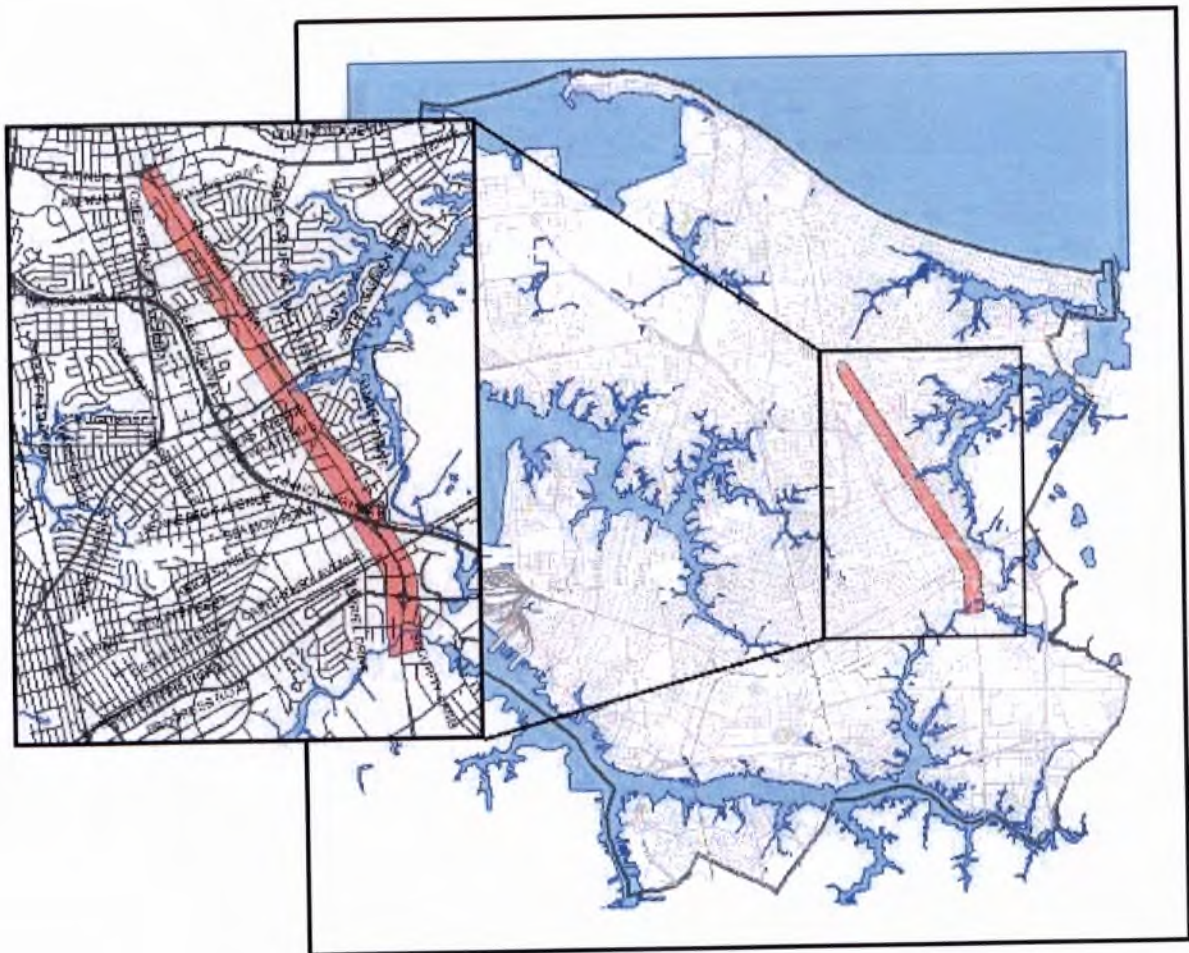


EXHIBIT B

Military Circle Area

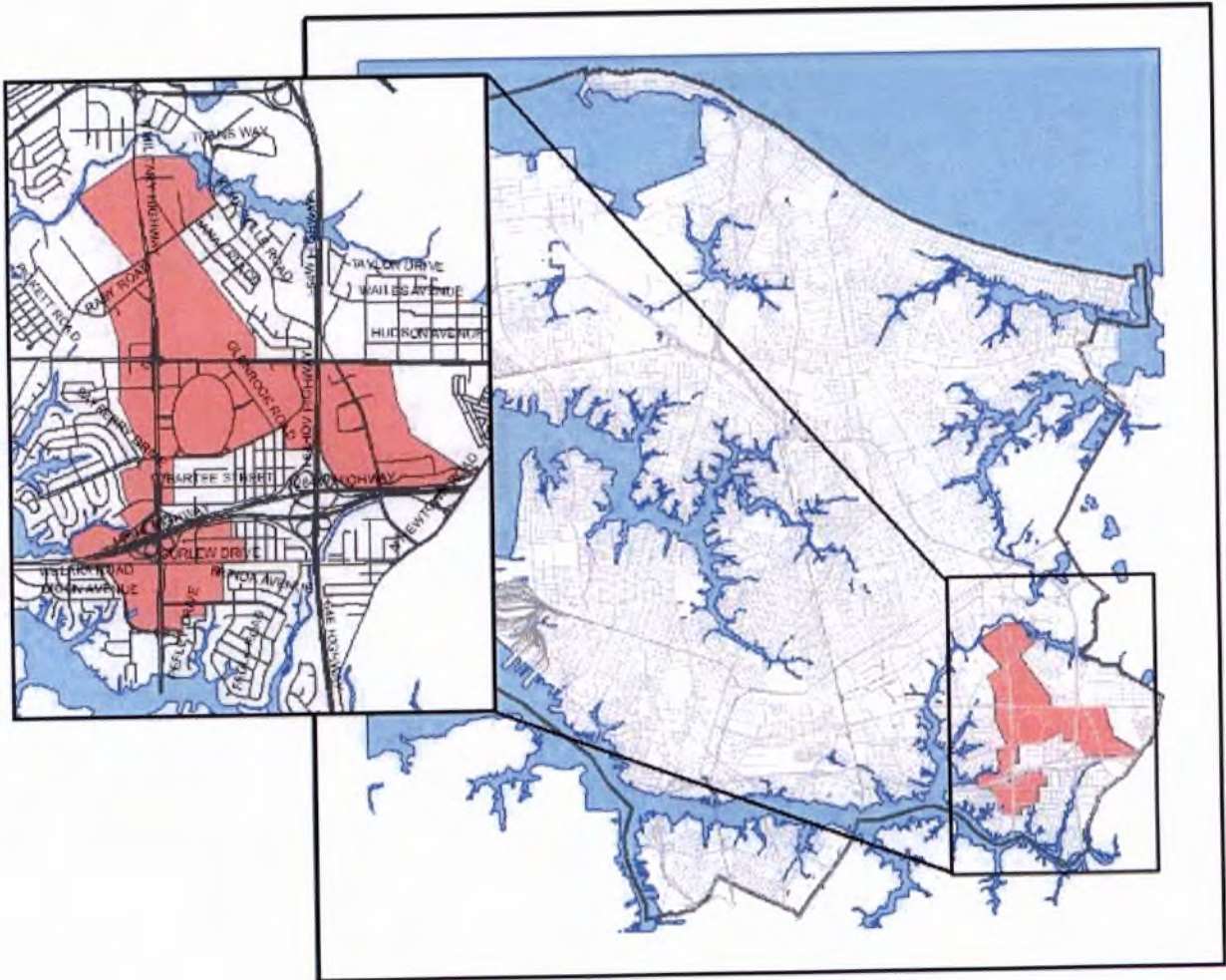


Table IP-1. Implementation Matrix

Exhibit C

IMPLEMENTATION ITEM	ACTION	LEAD RESPONSIBILITY	TIMEFRAME FOR COMPLETION	COST CATEGORY	COMMENTS
Land Use Goal 1. Ensure that the type and quality of land uses will complement or enhance the community's physical characteristics.					
Outcome LU1.1. Future land use map and categories that respect neighborhood characteristics and meet the demand for each type of use.	LU1.1.12	Apply the standards of an Urban Development Area (UDA), as defined by the Code of Virginia § 15.2-2223.1, to development, including infrastructure, in the Downtown character district, the Military Circle Area (as outlined in "Creating and Maintaining Healthy and Vibrant Neighborhoods" chapter), and in Transit Supportive Areas.	Planning	Ongoing	Existing Resources
Neighborhoods Goal 5. Continue the implementation of area plans.					
Outcome N5.1. Support for the following actions in designated areas.	N5.1.17	Continue to implement the following actions for the Military Highway Corridor.			
		N5.1.17(c). Support the redevelopment of the shopping center at the northeast corner of North Military Highway and Norview Avenue and the flea market site on the east side of North Military Highway near Lynn Street.	Development	Ongoing	Existing Resources
	N5.1.x	Implement the following actions for the Military Circle area.			
		N5.1.x(a). Coordinate redevelopment efforts with planning for the extension of light rail or other high capacity transit and other infrastructure planning.	Planning	Long-Term	Existing Resources
		N5.1.x(b). Do not approve short-term developments that will impede the realization of the long-term vision.	Planning	Ongoing	Existing Resources
		N5.1.x(c). Conduct studies (DEIS) and coordinate planning necessary for the determination of the locally preferred alternative for an east side alignment for the extension of light rail or other high capacity transit to Naval Station Norfolk.	Hampton Roads Transit	Immediate	Several million Already funded
		N5.1.x(d). Advance preliminary engineering and final environmental documentation for the locally preferred alternative for the extension of light rail or other high capacity transit and develop a project funding plan.	Hampton Roads Transit	Mid-Term	Several million
		N5.1.x(e). Conduct transportation studies needed to best realize the Vision Plan including a future major street network framework, layout, and functionality analysis, including the potential reconfiguration of the Military Highway and Virginia Beach Boulevard and the existing interchange.	Public Works	Short-Term	\$250,000 to \$1 million
		N5.1.x(f). Outline a new street pattern to create "green and complete streets" with a walkable urban grid and connections to surrounding areas, and identify needed right-of-way improvements to support future development.	Public Works, Recreation Parks and Open Space, Planning	Mid-Term	\$100,000 to \$250,000 Funding for construction in Action N5.1.x(r).
		N5.1.x(g). Locate civic facilities and recreation amenities throughout the area to serve both the new community and the surrounding neighborhoods.	Public Works with operational departments	Mid-Term	\$100,000 to \$250,000 Funding for construction in Action N5.1.x(r).
		N5.1.x(h). Address stormwater management issues to support new development.	Public Works	Mid-Term	\$100,000 to \$250,000 Funding for construction in Action N5.1.x(r).
		N5.1.x(i). Outline utility improvements needed to support new development.	Utilities, Public Works	Mid-Term	\$100,000 to \$250,000 Funding for construction in Action N5.1.x(r).
		N5.1.x(j). Develop a parking strategy to accommodate a phased redevelopment of the area.	General Services	Mid-Term	\$100,000 to \$250,000 Funding for construction in Action N5.1.x(r).
		N5.1.x(k). Develop and adopt zoning tools to create a framework as a walkable urban setting, centered on transit.	Planning	Immediate	\$100,000 to \$250,000
		N5.1.x(l). Create a pattern book to give guidance to new development to support the creation of walkable urban spaces and the integration of green infrastructure.	Planning	Short-Term	\$100,000 to \$250,000

Table IP-1. Implementation Matrix

IMPLEMENTATION ITEM	ACTION	LEAD RESPONSIBILITY	TIMEFRAME FOR	COST	COMMENTS
			COMPLETION	CATEGORY	
	N5.1.x(m). Identify and pursue funding options to support the development and maintenance of necessary infrastructure to support the plan.	Public Works with operational departments	Ongoing	Existing Resources	
	N5.1.x(n). Explore incentives necessary to realize the plan.	Development	Ongoing	Existing Resources	
	N5.1.x(o). Leverage city-investments as a catalyst for private sector investment.	Development	Ongoing	Existing Resources	
	N5.1.x(p). Develop a branding strategy that supports the creation of a new identity for the area.	Marketing	Immediate	Existing Resources	
	N5.1.x(q). Outline a phased buildout approach for the redevelopment of Military Circle Mall and the surrounding area the introduction of light rail.	Planning, Development	Mid-Term	Existing Resources	
	N5.1.x(r). Identify and implement the appropriate oversight mechanism to facilitate the redevelopment of Military Circle Mall and the surrounding area.	Planning, Development	Long-Term	Several million	

plaNorfolk2030 Military Circle / Military Highway Proposed Amendments
(additions underlined and deletions crossed through)

1. Modify Table of Contents to adopt plan by reference:

Appendix C. ~~Previously a~~Adopted neighborhood plans:

A Plan for Downtown Norfolk 2020

A Strategic Plan for Southside

Broad Creek Revitalization and Implementation Plan Book

Central Hampton Boulevard Area Plan

Comprehensive Plan for the Military Highway Corridor

Fairmount Park Neighborhood Revitalization Implementation Plan

Greater Wards Corner Comprehensive Plan

Military Circle / Military Highway Urban Development Area: A Vision for the Future

2. Modify the following action to add the Military Circle Area as an Urban Development Area:

Action LU1.1.12. Apply the standards of an Urban Development Area (UDA), as defined by the Code of Virginia § 15.2-2223.1, to development, including infrastructure, in the Downtown character district, the Military Circle Area (as outlined in "Creating and Maintaining Healthy and Vibrant Neighborhoods" chapter), and in Transit Supportive Areas.

3. Modify Action5.1.17(c) as follows:

Action N5.1.17. Continue to implement the following actions for the Military Highway Corridor.

- N5.1.17(c). Support the redevelopment of ~~the shopping center at the southwest corner of North Military Highway and Poplar Hall Drive,~~ the shopping center at the northeast corner of North Military Highway and Norview Avenue, and the flea market site on the east side of North Military Highway near Lynn Street.

4. Adjust Military Highway Corridor map in Chapter 3, Goal 5 to reflect the creation of the Military Circle Area:

Military Highway Corridor

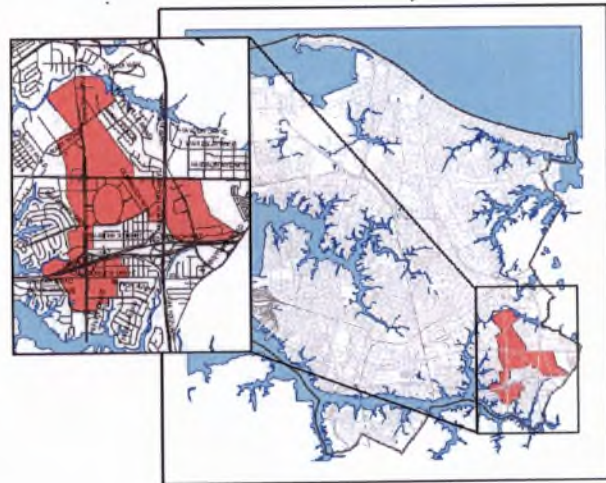


5. Add Military Circle Area summary as follows:

Action N5.1.x. Implement the following actions in the Military Circle area.

- N5.1.x(a). Coordinate redevelopment efforts with planning for the extension of light rail or other high capacity transit and other infrastructure planning.
- N5.1.x(b). Do not approve short-term developments that will impede the realization of the long-term vision.
- N5.1.x(c). Conduct studies (DEIS) and coordinate planning necessary for the determination of the locally preferred alternative for an east side alignment for the extension of light rail or other high capacity transit to Naval Station Norfolk.
- N5.1.x(d). Advance preliminary engineering and final environmental documentation for the locally preferred alternative for the extension of light rail or other high capacity transit and develop a project funding plan.
- N5.1.x(e). Conduct transportation studies needed to best realize the Vision Plan including a future major street network framework, layout, and functionality analysis, including the potential reconfiguration of the Military Highway and Virginia Beach Boulevard and the existing interchange.
- N5.1.x(f). Outline a new street pattern to create “green and complete streets” with a walkable urban grid and connections to surrounding areas, and identify needed right-of-way improvements to support future development.
- N5.1.x(g). Locate civic facilities and recreation amenities throughout the area to serve both the new community and the surrounding neighborhoods.
- N5.1.x(h). Address stormwater management issues to support new development.
- N5.1.x(i). Outline utility improvements needed to support new development.
- N5.1.x(j). Develop a parking strategy to accommodate a phased redevelopment of the area.
- N5.1.x(k). Develop and adopt zoning tools to create a framework as a walkable urban setting, centered on transit.
- N5.1.x(l). Create a pattern book to give guidance to new development to support the creation of walkable urban spaces and the integration of green infrastructure.
- N5.1.x(m). Identify and pursue funding options to support the development and maintenance of necessary infrastructure to support the plan.
- N5.1.x(n). Explore incentives necessary to realize the plan.
- N5.1.x(o). Leverage city-investments as a catalyst for private sector investment.

Military Circle Area



- N5.1.x(p). Develop a branding strategy that supports the creation of a new identity for the area.
- N5.1.x(q). Outline a phased buildout approach for the redevelopment of Military Circle Mall and the surrounding area the introduction of light rail.
- N5.1.x(r). Identify and implement the appropriate oversight mechanism to facilitate the redevelopment of Military Circle Mall and the surrounding area.

6. Modify the implementation table to match the modified actions:
(see attached)



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
HAMPTON ROADS DISTRICT
1700 NORTH MAIN STREET
SUFFOLK, VIRGINIA 23434

Charles A. Kilpatrick, P.E.
Commissioner

November 10, 2016

Mr. George Homewood, AICP
Director, Department of City Planning
810 Union Street, Suite 508
Norfolk, VA 23510

Dear Mr. Homewood:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the proposed comprehensive plan amendment, *Military Circle/Military Highway Urban Development Area: A Vision for the Future* was submitted to the Virginia Department of Transportation (VDOT) for review.

The City of Norfolk received an Urban Development Areas grant from the Virginia Office of Intermodal Planning and Investment (OIPI) to coordinate better future land use planning and transportation planning for targeted growth areas. Since Military Circle Mall has entered foreclosure and Hampton Roads Transit (HRT) has suggested transit routes within the vicinity of the Mall, the City of Norfolk envisions the potential for reuse and transit oriented development within the Military Highway Corridor. The adoption of the Military Circle/Military Highway UDA advances the City's early *Vision 2100* land use and resiliency goals by concentrating development on higher ground not impacted by sea level rise.

In general, the plan update is found compliant with state regulations and our findings are provided in the attached Evaluation Report. Our report will assist the City in their eventual adoption of the comprehensive plan amendment.

It is asked that you arrange to have VDOT's comments included in the official public records, and to have both this letter and the VDOT report placed in the official file for the subject case. VDOT will make these documents available to the public through various means, including posting them to the VDOT website. Please contact the Hampton Roads District Office if you have any further questions regarding this report.

WE KEEP VIRGINIA MOVING

**EVALUATION REPORT
OF
MILITARY CIRCLE URBAN DEVELOPMENT AREA**

1. We note that VDOT's review focused on the transportation plan elements of the comprehensive plan amendment.
2. The plan adequately demonstrates the infrastructure needs and recommendations of the study area, including but not limited to roadways, bicycle and pedestrian accommodations, railways, bridges, and public transportation facilities.
3. The plan expands the City's pedestrian and bicycle network with new proposed sidewalks, bike lanes and shared use paths.
4. The plan provides for long range transit improvements for light rail within the study area. The plan is consistent with Hampton Roads Transit (HRT) studies to extend light rail into Naval Station Norfolk.
5. The plan provides for future transportation needs of the study area and provides for "complete street" elements that balance new roadways with equal priority between vehicles.
6. The plan does not provide projected traffic forecast volumes for the future plan year.
7. The plan's proposed transit bridge and/or underpass crossings on Interstate 64 will require further study and FHWA review prior to construction.
8. The plan's proposed improvements to the intersection of Military Highway and Virginia Beach Boulevard will require further traffic study and analysis. The plan should consider the impact of altering or reducing lanes on primary roadways to the efficiency of the overall regional network.
9. Although not required at this time, a more detailed traffic impact analysis will be required for any specific land use changes, re-zonings and site plans within 3,000 feet of a VDOT maintained roadway.
10. Please submit both a hard and electronic copy of the adopted plan to our office for informational purposes. Please note that further Chapter 527 reviews may be necessary with land use changes in the future if conditions warrant.

VDOT appreciates the opportunity to review and comment on the City's comprehensive plan amendment. If we could be of further assistance or you would like to discuss these items further, please contact Mr. Carl Jackson, Transportation Planner at (757) 925-2596 or by email at carl.jackson@vdot.virginia.gov.

Sincerely,



Eric L. Stringfield
Hampton Roads Transportation Planning Director



HAMPTON ROADS TRANSIT

December 7, 2016

Ms. Paula Shea, Principal Planner
City of Norfolk
810 Union Street, Suite 101
Norfolk, Virginia 23510

RE: HRT's Support of the Military Circle/Military Highway Urban Development Area Plan

Dear Ms. Shea:

The operation of the Tide has had a positive impact on how the region views transit, transportation and transit oriented development in the City of Norfolk. Hampton Roads Transit (HRT) and the City of Norfolk continue to engage the community and businesses in order to plan for the future expansion of the Tide. The continued work supporting the expansion of high capacity transit in the City is demonstrated within the Naval Station Norfolk Transit Extension Study (NSNTES) and the City's report, the Military Circle/Military Highway Urban Development Area: A Vision for the Future plan. HRT supports the development of plans and studies that contribute to the understanding of the opportunities that exist with the expansion of high capacity transit in the Region; to include solutions such as street car, bus rapid transit (BRT) and light rail.

The Military Circle/Military Highway Urban Development Area plan (MC/MH Plan) offers detailed information on future plans and opportunities within the study area. The Plan also provides recommendations on how to effectively plan for and implement high capacity transit in the study area. The Plan's recommendation for high capacity transit is in the alignment area proximity of Option 2 in the NSNTES. HRT believes that the MC/MH Plan will be extremely beneficial as the Military Circle/Military Highway corridor continues to develop conceptually and in the plans of the City.

Hampton Roads Transit supports the Military Circle/Military Highway Urban Development Area: A Vision for the Future plan. HRT affirms the City's statement that moving plans and studies forward for light rail extension will need to inspire residents, property owners, developers, and City leaders. HRT looks forward to continuing to engage the City and to work together to successfully implement plans, such as the Military Circle/Military Highway Urban Development Area plan, in order to expand high capacity transit in the City and Region. This work and our partnership will support efforts to successfully compete for federal and state funding, demonstrate the need and demand for the service and investment to the public, and ensure the viability of transit service through optimum ridership.

Sincerely,

Ray Amoroso
Chief Planning & Development Officer
Hampton Roads Transit

Cc: William E. Harrell, President and CEO, HRT
Doc Control # EX310 GS-19 10037